165.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	695,900 / 695,900
					USE VALUE:	695,900 / 695,900
					ASSESSED:	695,900 / 695,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIERNAN SHEILA A/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	19 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KIERNAN SHEILA A -
Owner 2:	-
Street 1:	19 OAKLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1924, having primarily Aluminum Exterior and 1776 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4970.000	297,500		398,400	695,900
Total Card	0.114	297,500		398,400	695,900
Total Parcel	0.114	297,500		398,400	695,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.84 | /Parcel: 391.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109395

GIS Ref

GIS Ref

Insp Date 11/21/08

!12792!

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	297,500	0	4,970.	398,400	695,900		Year end	12/23/2021
2021	101	FV	276,100	0	4,970.	398,400	674,500		Year End Roll	12/10/2020
2020	101	FV	276,200	0	4,970.	398,400	674,600	674,600	Year End Roll	12/18/2019
2019	101	FV	237,900	0	4,970.	398,400	636,300	636,300	Year End Roll	1/3/2019
2018	101	FV	237,900	0	4,970.	352,800	590,700	590,700	Year End Roll	12/20/2017
2017	101	FV	237,900	0	4,970.	295,900	533,800	533,800	Year End Roll	1/3/2017
2016	101	FV	237,900	0	4,970.	295,900	533,800	533,800	Year End	1/4/2016
2015	101	FV	210,400	0	4,970.	256,100	466,500	466,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:35:04

LAST REV

Date	Time
07/12/17	08:16:18
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12792

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIERNAN SHEILA	69242-31		5/5/2017	Convenience	1	No	No		
KIERNAN BRENDAN	69242-26		5/5/2017	Convenience	1	No	No		
KIERNAN BRENDAN	49965-499		8/20/2007	Family	1	No	No		
FERRARINI ROBER	44459-416		1/11/2005		445,000	No	No		
MCKENNA LOUISE	30892-308		11/29/1999	Family	1	No	No		
	10284-316		5/29/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2015	1522	Siding	15,200					
10/24/2012	1418	Re-Roof	8,960	C				
2/28/2000	110	Alterati	50,000					REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2015	Permit Insp	PC	PHIL C
11/21/2008	Meas/Inspect	189	PATRIOT
6/13/2005	MLS	HC	Helen Chinal
8/21/2001	Permit Visit	PM	Peter M
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
7/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	109395
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4970		Sq. Ft.	Site		0	70.	1.15	8									398,370						398,400	

Total AC/HA:	0.11410	Total SF/SM:	4970	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	398,370	Spl Credit		Total:	398,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.24121618
Const Adj.:	0.98990101
Adj $ / SQ:	122.868
Other Features:	96250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365497
Depreciation:	67982
Depreciated Total:	297514

COMMENTS

W.I.P..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

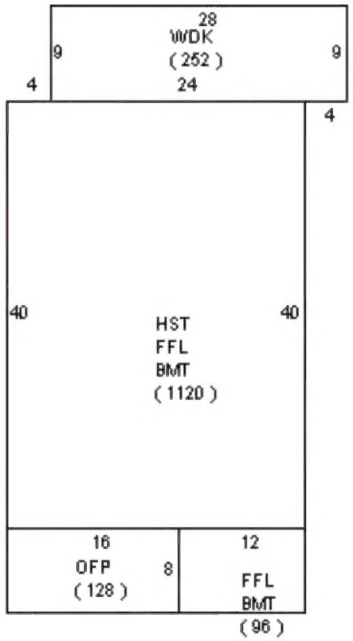
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	122.87
Special Features:	0	Val/Su Net:	88.23
Final Total:	297500	Val/Su SzAd	167.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,216	36.860	44,822
FFL	First Floor	1,216	122.870	149,408
HST	Half Story	560	122.870	68,806
WDK	Deck	252	9.870	2,487
OFP	Open Porch	128	29.090	3,724

Net Sketched Area:	3,372	Total:	269,247
Size Ad	1776	Gross Area	3932	FinArea	1776
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc